



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, November 14, 2016 7:00p.m.**

A meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall on Monday, November 14, 2016, at 7:00 p.m.

- A. Called to Order by Bobby Ashcraft.
 - B. Board members present Bobby Ashcraft, Terry Edwards, and Paul Ray. Bill Kirby and Craig Shine not present.
 - C. Terry Edwards gave the invocation.
 - D. Paul Ray led the Pledge of Allegiance.
 - E. Approval of Minutes of the October 10th, 2016, Planning and Zoning Board Meeting. Paul Ray made a motion to approve the minutes of the October 10th, 2016, Planning and Zoning Board Meeting. Seconded by Terry Edwards; motion carried 3-0 and approved as presented.
 - F. Approval of Minutes of the October 24th, 2016, Planning and Zoning Board Meeting. Terry Edwards made a motion to approve the minutes of the October 24th, 2016 Planning, and Zoning Board Meeting. Seconded by Paul Ray; motion carried 3-0 and approved as presented.
 - G. Scheduled Business
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- 1. **Second Public Hearing on proposed rezoning of property located at 305 E. Hubbard St., approximate .71 acres, Hubbard St. Addition, BLK 22, Lot 1, also known as Reaux & Double U Properties, 305 E. Hubbard Street, consideration of a change in zoning classification from “R-1C Single Family Residential District” to “MU-3 Downtown Mixed Use District”.** Entered public hearing 7:02 p.m. Public hearing ends 7:03 p.m. back into regular session. No public comments.
 - 2. **Discussion and possible action on a zoning change request by Reaux & Double U Properties, to change the zoning of an approximate .71 acres, Hubbard St. Addition, BLK 22, Lot 1, also known as Reaux & Double U Properties, 305 E. Hubbard Street, consideration of a change in zoning classification from “R-1C Single Family Residential District” to “MU-3 Downtown Mixed Use District”.** Steven Lloyd, Director of Planning & Development, stated he had nothing to add. Terry Edwards made the motion to approve zoning change request from “R-1C Single Family Residential District” to “MU-3 Downtown Mixed Use District”; seconded by Paul Ray; motion carried 3-0; approved as presented.

3. **Second Public Hearing on proposed rezoning of property located at 305 E. South St., approximate 0.456 acres, ABST A0381 J Gibson, Tract 34 S01, also known as Lifeway Investments, LLC, 305 E. South Street, consideration of a change in zoning classification from “R-1C Single Family Residential District” to “MU-1 Neighborhood Mixed Use District”.** Enter public hearing 7:05 p.m. Public hearing ends 7:06 p.m. back into regular session. No public comments.
4. **Discussion and possible action on a zoning change request by Lifeway Investments, LLC, to change the zoning of approximate 0.456 acres, ABST A0381 J Gibson, Tract 34 S01, also known as Lifeway Investments, LLC, 305 E. South Street, consideration of a change in zoning classification from “R-1C Single Family Residential District” to “MU-1 Neighborhood Mixed Use District”.** Steven Lloyd, Director of Planning & Development stated the building is in a residential area but has always been used as Commercial. It would be the best interest of the owner and for the city to make property MU-1 classification. Paul Ray made the motion to approve change zoning request from “R-1C Single Family Residential District to “MU-1 Neighborhood Mixed Use District”; seconded by Terry Edwards; motion carried 3-0; approved as presented.
5. **Discussion and possible action concerning the Preliminary Re-subdivision of Lots 1,2,3,4 creating (5) Lots 1A, 1B, 2A, 2B and Lot 4, of the Turner Addition, Part of the J.H. Sanders Survey, A-859, located on Freeman St., City of Lindale, Smith County, TX. Submitted by Dennis Walker.** Steven Lloyd, Director of Planning & Development stated replat is more than 4 lots must be submitted as preliminary. Steven Lloyd, Director of Planning & Development stated he spoke to authorities and state regulators about the buried debris. It is recorded instrument the plat shows where the debris is buried. Plat meets all “R-1C” regulations. Terry Edwards made the motion to approve the preliminary plat; seconded by Paul Ray; motion carried 3-0, approved as presented.
6. **Discussion and possible action concerning the Preliminary and Final Subdivision of a 27.661-acre tract, creating 2 Lots, Lot 1(0.770 acres), and Lot 2 (26.681 acres), with 0.210 acres being dedicated to the public for the right of way. Hayfield, Part of D. Savage Survey, A-901, located on Jim Hogg Rd, City of Lindale, Smith County, TX. Submitted by Vickie & Mark Neal.** Steven Lloyd, Director of Planning & Development, stated the replat meets requirements with dedicated easement off CR 474. Paul Ray made the motion to approve the Preliminary and Final Subdivision; seconded by Terry Edwards; motion carried 3-0; approved as presented.
7. **Workshop concerning the development adjacent to, and use of alleyways in Downtown area MU-3 and other areas within City limits. (Steven Lloyd, Director of Planning and Development).** Steven Lloyd, Director of Planning & Development, went over “MU-3” Downtown mixed-use district zoning and regulations regarding sidewalks, parking and use of alleyways. Discussion among Board Members regarding sidewalks, parking, and alleyways in Downtown.

8. **Possible action regarding workshop with a recommendation to City Council.** Planning and Zoning Board recommends to the council if alleyways are to be used they need to be developed by the city or the developer. Sidewalks should be constructed in accordance with the standards set forth in the subdivision ordinance.
9. **Adjournment.** Paul Ray made a motion to adjourn the meeting at 8:17 p.m.; Seconded by Terry Edwards; motion carried 3-0; Meeting adjourned.



Michelle Phillips
Administrative Assistant for
Community Development



Bobby Ashcraft
Chairman